| 049.0 | 0001 | 0015.A | 1 of 1 | Commercial | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 3,925,700 / | 3,925,700 |
| | | | | | USE VALUE: | 3,925,700 / | 3,925,700 |
| | | | | | ASSESSED: | 3,925,700 / | 3,925,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 87 | | MYSTIC ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | 87 MYSTIC STREET LLC |
| Owner 2: | ARMSTRONG AMBULANCE |
| Owner 3: | |
| Street 1: | 87 MYSTIC ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ARLINGTON DYE WORKS INC - |
| Owner 2: | M/T PAUL BERBERIAN - |
| Street 1: | 333 HIGHLAND AVE |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry: |
| Postal: | 01890 |

## NARRATIVE DESCRIPTION

This parcel contains .925 Sq. Ft. of land mainly classified as Office with a Office Building built about 2006, having primarily Conc. Panel Exterior and 18000 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | I | INDUSTRIA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 340 | 40282.000 | 2,089,900 | 20,100 | 1,815,700 | 3,925,700 |
| Total Card | 0.925 | 2,089,900 | 20,100 | 1,815,700 | 3,925,700 |
| Total Parcel | 0.925 | 2,089,900 | 20,100 | 1,815,700 | 3,925,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 218.09 | /Parcel: 218.09

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 34581 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 03/19/09 |

!4120!

## PREVIOUS ASSESSMENT

Parcel ID: 049.0-0001-0015.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 340 | FV | 2,089,900 | 20100 | 40,282. | 1,815,700 | 3,925,700 | | Year end | 12/23/2021 |
| 2021 | 340 | FV | 2,089,900 | 20100 | 40,282. | 1,784,700 | 3,894,700 | | Year End Roll | 12/10/2020 |
| 2020 | 340 | FV | 2,089,900 | 20100 | 40,282. | 1,753,800 | 3,863,800 | 3,863,800 | Year End Roll | 12/18/2019 |
| 2019 | 340 | FV | 2,050,700 | 20900 | 40,282. | 1,650,600 | 3,722,200 | 3,722,200 | Year End Roll | 1/3/2019 |
| 2018 | 340 | FV | 2,050,700 | 20900 | 40,282. | 1,444,300 | 3,515,900 | 3,515,900 | Year End Roll | 12/20/2017 |
| 2017 | 340 | FV | 2,050,700 | 20900 | 40,282. | 1,134,800 | 3,206,400 | 3,206,400 | Year End Roll | 1/3/2017 |
| 2016 | 340 | FV | 2,050,700 | 20900 | 40,282. | 1,134,800 | 3,206,400 | 3,206,400 | Year End | 1/4/2016 |
| 2015 | 340 | FV | 1,798,600 | 21400 | 40,282. | 1,031,600 | 2,851,600 | 2,851,600 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 00:04:27 |

## LAST REV

| Date | Time |
|---|---|
| 04/08/21 | 15:38:48 |
| jorourke | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4120

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ARLINGTON DYE W | 47273-31 | | 4/13/2006 | Change>Sale | 1,100,000 | No | No | | |
| | 4953-228 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 34581 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/11/2006 | 22 | Foundati | 60,000 | | | G8 | GR FY08 | FOUNDATION ONLY |
| 1/11/2006 | 284 | New Buil | 1,800,000 | O | | G8 | GR FY08 | 100X60 3STY OFFICE |
| 11/4/2005 | 1029 | Demoliti | 50,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/8/2021 | I & E Return | JO | Jenny O |
| 3/28/2016 | I & E Return | EMK | Ellen K |
| 3/19/2009 | Meas/Inspect | 197 | PATRIOT |
| 8/6/2007 | Inspected | BR | B Rossignol |
| 4/14/2000 | Measured | 197 | PATRIOT |
| 6/27/1997 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 340 | Office | | 40282 | | Sq. Ft. | Site | | 0 | 44. | 1.02 | CG | | | | | | | | | 1,815,672 | | | | | | 1,815,700 | |

| Total AC/HA: | 0.92475 | Total SF/SM: | 40282 | Parcel LUC: | 340 | Office | Prime NB Desc | COMM GD | Total: | 1,815,672 | Spl Credit | | Total: | 1,815,700 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 71 - Office | | |
| Sty Ht: | 3 - 3 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 4 - FirePf-Steel | | |
| Prime Wall: | 25 - Conc. Panel | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 11 - Membrane | | |
| Color: | GRANITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 2006 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G8 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 10 | | |
| Prim Int Wal | 6 - Average | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 12 - Concrete | 30 | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | 4 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | | | |
| Heat Type: | | | |
| # Heat Sys: | | | |
| % Heated: | | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | 100 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 3 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 10 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GD - Good | 8.3 % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 8.3 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 0.85555559 |
| Const Adj.: | 1.03532612 |
| Adj $ / SQ: | 93.007 |
| Other Features: | 62200 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 2235089 |
| Depreciation: | 185512 |
| Depreciated Total: | 2049577 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 0 | BRs: | 0 | Baths: | | HB | 3 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

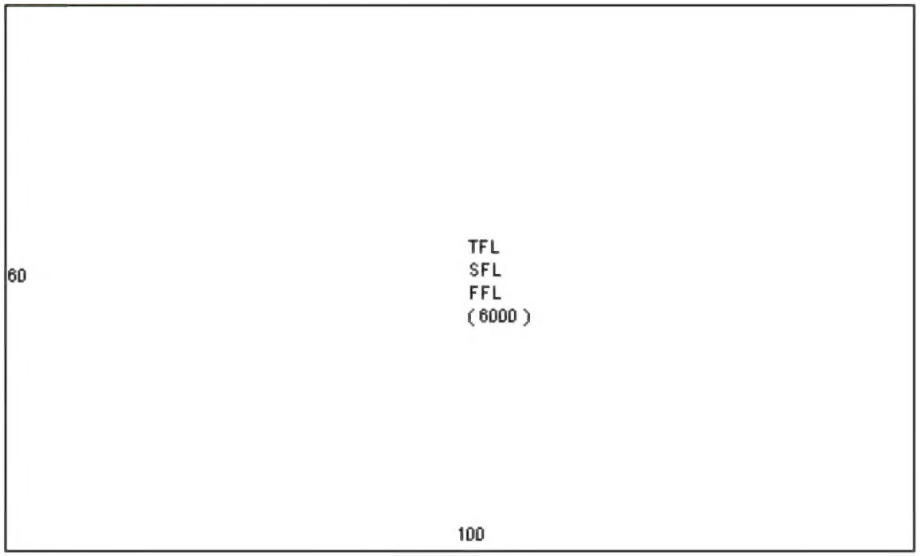
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 0 | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 123.70 |
| Special Features: | 40300 | Val/Su Net: | 116.11 |
| Final Total: | 2089900 | Val/Su SzAd | 116.11 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 6,000 | 83.710 | 502,237 |
| SFL | Second Floor | 6,000 | 93.010 | 558,041 |
| TFL | Third Floor | 6,000 | 93.010 | 558,041 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | Net Sketched Area: | 18,000 | Total: | 1,618,319 |
| Size Ad | 18000 | Gross Area | 18000 | FinArea 18000 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| FFL | 100 | SER | 100 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

049.0-0001-0015.A

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85 | Paving | D | Y | 1 | 10000 | A | AV | 2006 | 2.00 | T | 10.4 | 340 | | | 17,900 | | | 17,900 |
| 77 | Lite-Single | D | Y | 5 | 1 | A | AV | 2006 | 500.00 | T | 10.4 | 340 | | | 2,200 | | | 2,200 |
| 61 | Elev-Pas | M | S | 1 | 3 | A | AV | 2006 | 15,000.00 | T | 10.4 | 340 | | | 40,300 | | | 40,300 |

| More: | N | Total Yard Items: | 20,100 | Total Special Featues: | 40,300 | Total: | 60,400 |
|---|---|---|---|---|---|---|---|